

100191455018
1 of 1



SUBURBAN BANK & TRUST COMPANY

Doc#: 0330033188

Eugene "Gene" Moore Fee: \$28.00

Cook County Recorder of Deeds

Date: 10/27/2003 10:47 AM Pg: 1 of 3

WARRANTY DEED IN TRUST

THIS INDENTURE WITNESSETH, that the Grantor(s), Joseph S. Panzarella, a married man, and Grace S. Catalano, a widow

of the County of Cook and State of Illinois for and in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable considerations in hand paid, Convey(s) and Warrant(s) unto the **Suburban Bank and Trust Company**, an Illinois Corporation, as Trustee under the provisions of a Trust Agreement dated the 9th day of October, 2003, known as Trust Number 74-3389 the following described real estate in the County of Cook and State of Illinois, to-wit:

Lot 46 in Block 5 in V. M. William's Diversey Avenue Subdivision being a Subdivision of the North three-quarters of the West half of the West half of the South west quarter of Section 30, Township 40 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois.

THIS IS NOT HOMESTEAD PROPERTY AS TO THE SPOUSE OF JOSEPH S. PANZARELLA

Street Address of Property: 2553 N. Neva Avenue, Chicago, Illinois 60707

Permanent Tax Number: 13-30-317-002-0000

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts and for the uses and purposes herein and in said trust agreement set forth.

Full power and authority is hereby granted to said trustee to improve, manage, protect, and subdivide said premises or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to resubdivide said property as often as desired, to contract to sell, to grant options to purchase, to sell on any terms, to convey either with or without consideration, or convey said premises or any part thereof to a successor or successors in trust and to grant to such successor or successors in trust all of the title, estate, powers and authorities vested in said trustee, to donate, to dedicate, to mortgage, pledge or otherwise encumber said property, or any part thereof, to lease said property, or any part thereof, from time to time, in possession or reversion, by leases to commence in praesenti or in futuro, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 198 years, and to renew or extend leases upon any terms and for any period or periods of time and to amend, change or modify leases and the terms and provisions thereof at any time or times hereafter, to contract to make leases and to grant options to lease and options to renew leases and options to purchase the whole and any part of the reversion and to contract respecting the manner of fixing the amount of present or future rentals, to partition or to exchange said property, or any part thereof, for other real or personal property, to grant easements or changes of any kind, to release, convey or assign any right, title or interest in or about or easement appurtenant to said premises or any part thereof, and to deal with said property and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the same to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter.

In no case shall any party dealing with said trustee in relation to said premises, or to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on said premises, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of said trustee, or be obliged or privileged to inquire into any of the terms of said trust agreement; and every deed, trust deed, mortgage, lease or other instrument executed by said trustee in relation to said real estate shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease or other instrument, (a) that at the time of the delivery thereof the trust created by this indenture and by said trust agreement was in full force and effect, (b) that such conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in this indenture and in said trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder, (c) that said trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument, and (d) if the conveyance is made to a successor or successors in trust, that such successor or successors in trust have been properly appointed and are fully vested with all the title, estate, rights, powers, authorities, duties and obligations of its, his or their predecessor in trust.

BOX 333-57

UNOFFICIAL COPY

EXEMPT UNDER PROVISIONS OF PARAGRAPH 4, SECTION 31-45
REAL ESTATE TRANSFER TAX ACT
DATE 10/9/03 BUYER, SELLER OR REPRESENTATIVE

Dean G. Galanopoulos
340 W. Butterfield Road
Elmhurst, IL 60126

This instrument prepared by:

Suburban Bank & Trust Co.
10312 S. Cicero Avenue
Oak Lawn, Illinois 60453

Grace S. Catalano
2553 N. Neva Avenue
Chicago, IL 60707

Mail this recorded instrument to:

Mail future calls to:

OFFICIAL SEAL
DEAN G. GALANPOULOS
Notary Public, State of Illinois
My Commission Expires 10/10/2006

Notary Public

Given under my hand and notarial seal this 9th day of October, 2003

I, the undersigned, a Notary Public in and for said County, in the State foresaid, do hereby certify that Joseph S. Panzarella and Grace S. Catalano personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that signed, sealed and delivered the said instrument as their/his/her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

STATE OF ILLINOIS
COUNTY OF COOK

In Witness Whereof, the grantor(s) aforesaid have/s hereunto set hand and seal this 9th day of October, 2003.

And the said grantor(s) hereby expressly waive(s) and release(s) any and all right or benefit under and by virtue of any and all statutes of the State of Illinois providing for the exemption of homesteads from sale on execution or otherwise.

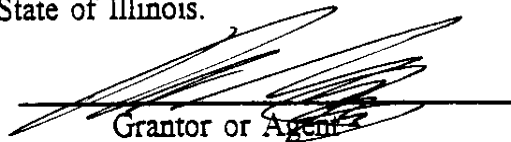
The interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earnings, avails and proceeds arising from the sale or other dispositions of said real estate, and such interest is hereby declared to be personal property, and no beneficiary hereunder shall have any title or interest, legal or equitable, in or to said real estate as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid.

UNOFFICIAL COPY

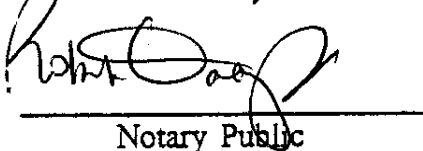
STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated: OCTOBER 9, 2003


Grantor or Agent

Subscribed and sworn to
before me this 9TH day
of OCTOBER, 2003

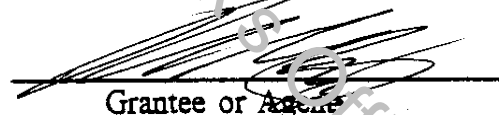

Notary Public

OFFICIAL SEAL
ROBERT J GALGAN
NOTARY PUBLIC - STATE OF ILL.
MY COMMISSION EXPIRES: 02-04-07

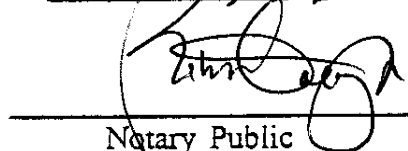
OFFICIAL SEAL
ROBERT J GALGAN JR
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES: 02-04-07

The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated: OCTOBER 9, 2003


Grantee or Agent

Subscribed and sworn to
before me this 9TH day
of OCTOBER, 2003


Notary Public

OFFICIAL SEAL
ROBERT J GALGAN JR
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES: 02-04-07

Note: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to Deed or ABI to be recorded in Cook County, Illinois, if exempt under the provision of Section 4 of the Illinois Real Estate Transfer Tax Act).